

**THE ROCKY FORK BLACKLICK ACCORD
IMPLEMENTATION PANEL
September 20, 2018
RECORD OF PROCEEDINGS**

5091 Walnut Street (Z18-050):

Review and action regarding a Columbus application to rezone a site generally located south of Walnut Street, West of Harlem Road and immediately north of the Albany Crossing housing development.

<i>Acreage:</i>	<i>153 ac</i>
<i>Current Zoning:</i>	<i>Rural District</i>
<i>RFBA District:</i>	<i>West Village Neighborhood & West Village Edge</i>
<i>Proposed Zoning:</i>	<i>PUD-6, Planned Unit Development 6</i>
<i>Applicant(s):</i>	<i>Ciminello's Inc c/o Joe Ciminello</i>
<i>Property Owner(s):</i>	<i>Robert N. Phillips, Carl L. Souder & Ila M. Souder</i>

STAFF COMMENTS:

The purpose of the City's TND code and the Accord's design guidelines is to promote more walkable, pedestrian scale communities with a network of open spaces and a mix of uses. Interconnectivity, and the provision for multiple opportunities for residents to interact in, and around their neighborhood is emphasized. The RFBA also emphasizes that single-family houses should front onto public open spaces and not back on to public parks or roads. Open space should be treated as "civic" space with large open spaces organized near the center of developments.

As a whole, the proposed use and densities are generally consistent with the plan's recommendations. The applicant has worked with staff to incorporate elements of the TND code and Village Residential District's design guidelines into the site plan. This has resulted in a design that is more consistent with the plan's recommendations. Staff is encouraged by the proposal's commitment to tree preservation, bike and pedestrian pathways, interconnectivity within the proposed development, external connectivity to neighboring developments, and a diversity of housing types. Additionally, the proposal's score of 82% demonstrates a level of consistency with the plan's recommendations.

MOTION:

To recommend approval of a rezoning application within the Accord study area with the following conditions:

- 1) Provide a school site plan for review by staff.
- 2) Require that duplexes, triplexes, and fourplexes have a unifying color and materiality.

- 3) State that the architecture in the development should match the architecture in the surrounding area.
- 4) Require that flat roofs only be permitted as long as they include highly detailed or decorative cornices.

RESULT:

This motion was approved unanimously (5-0).

Mr. Paul	Yes
Mr. Lachey	Yes
Mr. Cooper	Yes
Mr. Chappellear	Yes
Mr. Herskowitz	Yes

County Line Zoning District (ZC-61-2018):

Review and Action on the County Line Zoning District rezoning application for 224.8+/- acres generally located west of Beech Road, north of Morse Road, and east of Babbitt Road at 5266 Babbitt Road, 5190 Babbitt, 5128 Babbitt Road, 8100 Morse Road, 5380 Morse Road, 0 Beech Road SW, 14712 Morse Road, 2520 Beech Road SW, and 1706 Beech Road (PID: 220-002167, 220-002168, 220-002090, 220-000206, 220-001628, 220-002166, 220-000203, 220-002261, 220-000404, 082-106902-00.000, 082-106890-00.000, 094-106896-00.000, 094-107502-00.000, 094-106932-01.000, 094-106860-00.000 & 094-106860-00.002).

<i>Acreage:</i>	<i>224.8 ac</i>
<i>Current Zoning:</i>	<i>Agricultural</i>
<i>RFBA District:</i>	<i>Village Residential and Rural Residential</i>
<i>Proposed Zoning:</i>	<i>L-GE, Limited General Employment</i>
<i>Applicant(s):</i>	<i>MBJ Holdings, LLC. c/o Aaron Underhill, Esq.</i>
<i>Property Owner(s):</i>	<i>MBJ Holdings, LLC.</i>

STAFF COMMENTS:

Although the proposed rezoning does not match the land use category found in the Rocky Fork-Blacklick Accord, it matches a portion of the city of New Albany's Strategic Plan which was formally approved by the Accord panel. Staff is supportive for the change in use for the area to the continued growth and success of the New Albany International Business Park.

The Rocky Fork-Blacklick Accord was last updated in 2003. However, one of the strategies within the plan is that land that has direct access to the expressway should be designated for light industry, office or commercial use. Since 2003

the city of New Albany's business park has grown and been very successful on both sides of the State Route 161 expressway in Franklin and Licking Counties.

The Accord recommends office uses and other significant employment and revenue producing uses within the Office District. Rezoning to L-GE will maintain consistency with the surrounding zoning in the rest of the business park south of SR 161. The limited overlay text provides for stricter limitations in use and design than typical straight GE zoning districts and retains or improves upon many of the requirements found in the existing zoning text.

The proposed permitted and conditional uses and development standards are consistent with the Accord's Office Future land use category. Additionally, the overall effect of the development advances and benefits the general welfare of the community and will allow for the development of businesses. This proposal scores 90% on the report card for the Accord's Office development standards. Therefore staff recommends that the rezoning request be recommended for approval.

MOTION:

To recommend approval of a rezoning application within the Accord study area.

RESULT:

This motion was approved unanimously (5-0).

Mr. Paul	Yes
Mr. Lachey	Yes
Mr. Cooper	Yes
Mr. Chapplear	Yes
Mr. Herskowitz	Yes